



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 04, 2012  
1209-DP-09 & 1209-SPP-04  
Exhibit 1

**Petition Number:** 1209-DP-09 & 1209-SPP-04

**Subject Site Address:** 17830 Casey Road (Approx), Westfield, IN 46074

**Petitioner:** Erika Scott – Herman & Kittle Properties, Inc.

**Representative:** Edward Fleming – Weihe Engineering, Inc.

**Request:** Primary Plat and Development Plan review for 252 multiple-family units on approximately 18.4 acres in the Mixed Use District in the Springmill Trails PUD.

**Current Zoning:** Springmill Trails PUD District  
Multi-Family Use in the Mixed Use District; Underlying Zoning is MF-2

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 18.4 acres

**Zoning History:** Springmill Trails PUD (Ord. 11-19)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Site Plans
4. Elevations

**Staff Reviewer:** Sarah Reed, AICP

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**Procedural**

- Requests for Development Plan Review and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the September 4, 2012 Advisory Plan Commission (the “APC”) meeting.
  - Notice of the September 4, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Project Location**

The subject property is approximately 18.4 acres in size and is located on the west side of Casey Road, south of 186<sup>th</sup> Street and north of SR 32 (the "Property"). The Property is bound by Casey Road to the east, and agricultural property (Zoned PUD) to the north, west, and south.

### **Project Description**

The proposed development plan is for two hundred fifty-two (252) multiple-family residential units within the Mixed Use District of the existing Springmill Trails PUD (the "Project"). This is the first multiple-family Development Plan for the Springmill Trails PUD.

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## **Primary Plat Review**

### WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location
    - Staff is working with the petitioner to ensure compliance
  - Any street related to the subdivision
    - Staff is working with the petitioner to ensure compliance
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
  - Title, scale, north point and date – COMPLIANT
  - Land use adjacent to proposed subdivision and owners names
    - Staff is working with the petitioner to ensure compliance
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner – COMPLIANT
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
    - Staff is working with the petitioner to ensure compliance



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- Easements - locations, widths and purposes
  - Staff is working with the petitioner to ensure compliance
- Statement concerning the location and approximate size or capacity of utilities to be installed
  - Petitioner is working with the Westfield Public Works Department to ensure compliance
- Layout of lots, showing dimensions and numbers and square footage
  - Staff is working with the petitioner to ensure compliance
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
  - Staff is working with the petitioner to ensure compliance
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes
  - Staff is working with the petitioner to ensure compliance
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - Petitioner is working with the Westfield Public Works Department to ensure compliance
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
  - Staff is working with the petitioner to ensure compliance
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
  - Petitioner is working with the Westfield Public Works Department to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - Petitioner is working with the Hamilton County Surveyors Office to ensure compliance



- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable

## **WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)**

Zoning District Standards: Springmill Trails PUD Standards (Ord. 11-19)

### Section 4.5 Standards for Multi-Family Uses in the Mixed Use District:

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area) - COMPLIANT
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units - COMPLIANT
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate. – COMPLIANT
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
  - Review for compliance at Building Permit Stage
- E. A minimum setback of 10' shall be required from internal driveways/parking areas. – COMPLIANT
- F. Maximum building height: Fifty (50) feet
  - Will review each separate building for compliance at Building Permit Stage
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate. - Not Applicable
- H. Minimum Distance between Structures: twenty (20) feet
  - Staff is working with the petitioner to ensure compliance
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
  - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
    - Staff is working with the petitioner to ensure compliance
  - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings. – COMPLIANT
- J. Building Materials:
  - 1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
    - Will review each separate building for compliance at Building Permit Stage
  - 2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.
    - Will review each separate building for compliance at Building Permit Stage



- K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District.
  - a. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
    - Petitioner is working with the Westfield Public Works Department and Westfield Fire Department to ensure compliance
  - b. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
  - c. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured.
    - Petitioner is working with the Westfield Public Works Department and Westfield Fire Department to ensure compliance
  - d. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
  - e. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
  - f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
- L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.
  - 1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
    - Staff is working with the petitioner to ensure compliance
  - 2. 2 Straight/unbroken, front elevations shall be limited to 100 feet in length.
    - Will review each separate building for compliance at Building Permit Stage
- M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity). – COMPLIANT (Bark Park, Garden Area, Pool, Clubhouse, Playground, Outdoor Pavilion)
  - 151-300 units in the development require a minimum of 4 amenities

- N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts. - COMPLIANT
1. A minimum of 20 percent green space shall be provided.
    - Staff is working with the petitioner to ensure compliance
  2. Picnic/barbecue area: A picnic/barbecue area shall include at least one barbecue grill and one (1) picnic table, per fifty (50) dwelling units. - Not Applicable to the Petition
  3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing.
    - Staff is working with the petitioner to ensure compliance
  4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing.
    - Staff is working with the petitioner to ensure compliance

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
  - Staff is working with the petitioner to ensure compliance
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
  1. Residential Uses.
    - a. Bicycle parking shall not be required for Single family detached dwellings. - Not Applicable to the Petition
    - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings. - Not Applicable to the Petition
    - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings. – COMPLIANT
  2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses. - Not Applicable to the Petition
  3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.
    - Staff is working with the petitioner to ensure compliance



## Section 8.2: On-Site and Street Frontage Landscaping Requirements

### Multi-Family Residential Development:

- Shade Trees: 1 per dwelling unit = 252 – COMPLIANT
- Ornamental or Evergreen Trees: 1 per dwelling unit = 252 – COMPLIANT
- Shrubs: 4 per dwelling unit = 1,008 – COMPLIANT

## Section 8.3: Buffer Yard Requirements

Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- Staff is working with the petitioner to ensure compliance
- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations. – Not Applicable
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
  - Staff is working with the petitioner to ensure compliance
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
  - Staff is working with the petitioner to ensure compliance
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts. – Not Applicable
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway. – Not Applicable
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
  1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center)
    - Staff is working with the petitioner to ensure compliance
  2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.
    - Staff is working with the petitioner to ensure compliance



Section 8.4. Parking Area Landscaping

- A. Parking Lot Islands:
  - 1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length. – COMPLIANT
  - 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements. – COMPLIANT
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping. – Not Applicable

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings. – COMPLIANT
- B. One (1) evergreen tree shall equal three (3) evergreen shrubs. – Not Applicable





Subdivision Control Ordinance – See “Primary Plat Review”

Development Plan Review (WC 16.04.165)

2. Any Multi-Family District (MF-1, MF-2)

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - Petitioner is working with the Westfield Public Works Department to ensure compliance
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - Petitioner is working with the Westfield Public Works Department and the Westfield Fire Department to ensure compliance
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – Staff is working with the petitioner to ensure compliance.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq. – See Section 8.2

c. Green Space Areas – See Section – 4.5 (N. Amenities)

d. Lighting – See WC 16.07 et seq. - Staff is working with the petitioner to ensure compliance

e. Signs – See WC 16.08 et seq. - Not Applicable to the Petition

f. Building Materials. – See “Springmill Trails PUD Standards”



5. Comprehensive Plan Compliance

When the Springmill Trails PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near SR 32 is identified as Regional Commercial on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Springmill Trails PUD identifies that same area as a Market Center, Commercial, and Mixed Use development.

6. Street and Highway Access - Petitioner is working with the Westfield Public Works Department to ensure compliance.
7. Street and Highway Capacity - Petitioner is working with the Westfield Public Works Department to ensure compliance.
8. Utility Capacity - Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity
9. Traffic Circulation Compatibility - Petitioner is working with the Westfield Public Works Department to ensure compliance.

**WC 16.04.120 Off-Street Loading and Parking –**

- 2 Parking Spaces per Unit = 504
  - Staff is working with the petitioner to ensure compliance



**WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements –**

**B. Road Frontage Standards**

- a. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
  - Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity
- b. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01. - Not Applicable to the Petition
- c. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
  - Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity
- d. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements. - Not Applicable to the Petition



## **Public Policies**

### Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Development Plan Review (WC 16.04.165 )”.

### Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the adjacent segment of Casey Road as a Local Street.

### Water & Sewer System-Aug 2005

The Property is not currently served by water and sewer lines. However, a sewer line is located north of the property adjacent to previously approved development within the Springmill Trails PUD. The nearest water line is just west of the intersection of SR 32 and Springmill Road.

### Annexation

The Property is within the corporate boundaries of the City of Westfield.

### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

## **Staff Comments**

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed, AICP at 503-1220 or [sreed@westfield.in.gov](mailto:sreed@westfield.in.gov).